ZONING COMMITTEE MINUTES WEDNESDAY, JUNE 14, 2006

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday**, **June 14**, **2006** in Committee Room #2, at 11: 11 a.m.

The following members were present:

The Honorable Carla Smith, Chair
The Honorable Mary Norwood, Vice Chair
The Honorable Howard Shook
The Honorable C. T. Martin
The Honorable Anne Fauver
The Honorable Natalyn Archibong

The following member was absent:

The Honorable Joyce Sheperd

Others present at the meeting were Charletta Wilson Jacks, Zoning Administrator, Department of Planning and Community Development; Lem Ward, Terry Grandison, Law Department; and members of the Public and Council staff.

- A. ADOPTION OF AGENDA ADOPTED
- B. <u>APPROVAL OF MINUTES</u> APPROVED

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING

06-O-1317 (1) **Z-06-51**

An Ordinance by Zoning Committee to amend the 1982 Zoning Ordinance of the City of the Atlanta by creating a New Chapter entitled Chapter 18V. SPI-22 Memorial Drive/Oakland Cemetery District Regulations and to amend the Official Zoning Map by supplanting existing Zoning Districts RG-4, RG-5, R-5, C-1, C-1-C, C-2, C-2-C, C-3, I-1, I-1-C, I-2, MRC-3, and PD-MU with said SPI-22 District and to amend Chapter 28A.010 by adding a new Subsection (49) SPI-22 Memorial Drive/Oakland Cemetery District; and for other purposes.

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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C. ORDINANCES FOR FIRST READING (CONT'D)

06-O-1318 (2) **Z-06-52** An Ordinance by Zoning Committee to rezone certain properties within the Memorial Drive Corridor in the Reynoldstown Neighborhood from the R-5 (Two-Family Residential), C-1 (Community Business). C-1-C (Community Business-Conditional), C-2 (Commercial Service), I-1 (Light Industrial) and I-2 (Heavy Industrial) Districts to the MR-3 (Multi-Residential. MR-3-C (Multi-Family Residential-Conditional), MRC-3-C (Mixed Residential Commercial -Conditional), I-1-C (Light Industrial-Conditional) and I-2-C (Heavy Industrial-Conditional) Districts: and for other purposes.

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

06-O-1319 (3) **Z-06-53**

An Ordinance by Zoning Committee to rezone certain properties within the Memorial Drive Corridor in the Grant Park Neighborhood from the I-1 (Light Industrial) District to the I-1-C (Light Industrial- Conditional) District; and for other purposes.

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

D. COMMUNICATION

06-C-1221 (1)

A Communication by Mayor Shirley Franklin re-appointing **Ms. Fredalyn Frasier** to serve as a member of the Zoning Review Board in the Municipal Planning category for the City of Atlanta. This re-appointment is for a term of two (2) years, scheduled to begin on the date of Council confirmation. (Held 6/14/06) (Held so appointee could be present)

HELD

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E. ORDINANCE FOR SECOND READING

06-O-0596 (1) **CDP-06-08**

An Ordinance by Community Development/Human

Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **1875**, **1891 & 1895 Peachtree Road (part)**, **NE**, from the "Single Family Residential" Land Use Designation to the "High Density Commercial" Land Use Designation; and for other purposes. (Public Hearing held 3/13/06) (Adverse by CD/HR on 5/30/06)

NPU-E

Council District 7

Councilmember Norwood made a motion to adverse. The vote was unanimous.

ADVERSE

F. PAPERS HELD IN COMMITTEE

06-O-0038 (1) **Z-05-56**

An Ordinance by Councilmember Carla Smith to amend Various Sections of the Zoning Code of the City of Atlanta, for the purpose of clarifying and/or defining certain terms related to Supportive Housing; to provide how applications for such uses are to be processed; defining the term Community Center and removing certain redundant terms related to such use; redefining the conditions under which dormitories, Sorority Houses and Fraternity Houses are permitted; deleting rooming houses and boarding houses as permitted uses in certain districts; and for other purposes. (Held 2/1/06) (Held for further review)

HELD

06-0-0273 (2)

An Ordinance by Councilmembers Carla Smith, Ivory Lee Young, Jr. and Cleta Winslow correcting Ordinance Number 04-O-0179/Z-04-24 which amended Section 16-29.001(16) "Human Services" including Personal Care Homes, Rehabilitation Centers and Nursing Homes by clarifying and/or redefining certain terms; and for other purposes. (Held 2/1/06) (Held for further review)

HELD

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PAPERS HELD IN COMMITTEE (CONT'D) F.

06-0-0286 (3)

An Ordinance by Zoning Committee to rezone

Z-06-05

RG-4-C-HBS (Residential from the General-Sector Conditional-Historic Building/Site) and RG-4-C (Residential General-Sector 4-Conditional) Districts, to the RG-4-C (Residential General-Sector 4-Conditional) District, property located at 2494 and 2510 Peachtree Road (a.k.a. 2500 Peachtree Road), NE, fronting approximately 387.76 feet on the west side of Peachtree Road, beginning 400 feet from the southwest corner of Muscogee Avenue and Peachtree Road.

(Held 3/29/06) (Held for further review)

Depth:

Varies

Area:

Approximately 3.086 Acres

Land Lot:

112, 17th District, Fulton County, Georgia

Owner:

2500 Peachtree Condominium Association, Inc.

Applicant: 2500 Peachtree Condominium Association. Inc.

NPU-C

Council District 8

HELD

06-0-0500 (4) U-06-03

An Ordinance by Zoning Committee granting a Special Use Permit for a Personal Care Home (Section 16-06.005 (1) (g)) property located at 256 Oakcliff Court, SW. fronting approximately 65 feet on the north side of Oakcliff Court. Land Lot 77, 14th District, Fulton County, Georgia. (Held 4/26/06)

Owner:

Doris J. Barton

Applicant: Doris J. Barton

NPU-H

Council District 10

Councilmember Martin made a motion to adverse. The vote was unanimous.

ADVERSE

06-0-0146 (5)

An Ordinance by Zoning Committee to rezone

Z-05-135

from the C-3 (Commercial Residential) District and the R-4 (Single-Family Residential) District to the C-3-C (Commercial Residential-Conditional) District, property located at 1891. and 1875 Peachtree Road, NE. approximately 300 feet on the east side of Peachtree Street. beginning 500 feet northeast of Palisades. (Held 4/26/06) (Held for further discussion and review of the Site Plan)

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F. PAPERS HELD IN COMMITTEE (CONT'D)

Depth:

Varies

Area:

Approximately 1.78 Acres

Land Lot: Owner: 110, 17th District, Fulton County, Georgia Semah, Inc., RBW Holdings, LLC/James

Cunningham c/o Scott Schulten

Applicant:

The Paradise Group

NPU-E

Council District 7

HELD

There being no further business to come before the Zoning Committee the meeting was adjourned at 11:16 a.m.

Respectfully submitted:

Angela H. Campbell, Legislative Socretary

Alfred Berry, Jr., Research & Policy Analyst

The Honorable Carla Smith, Chairperson